

AVAILABLE SOON
±1,500 SF END CAP



FOR LEASE

Albertsons at Cactus Corner

NEC Cactus Rd & 51st Ave | Glendale, AZ 85304



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± 1,200 SF

SALON SPACE AVAILABLE

± 1,500 SF

ENDCAP AVAILABLE FEB 2027

CC - City of Glendale
ZONING

Contact
Broker

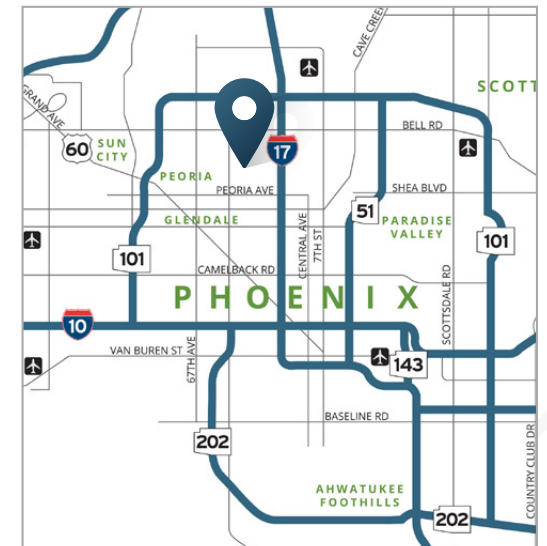
STEPHANIE DAVIS

602.682.6054

stephanie.davis@srsre.com

ABOUT THE PROPERTY

- Albertsons anchored neighborhood shopping center
- ASU Campus West located one mile to the North
- Conveniently located 3 miles west of I-17 Freeway
- Established trade area with strong surrounding demographics
- Join:

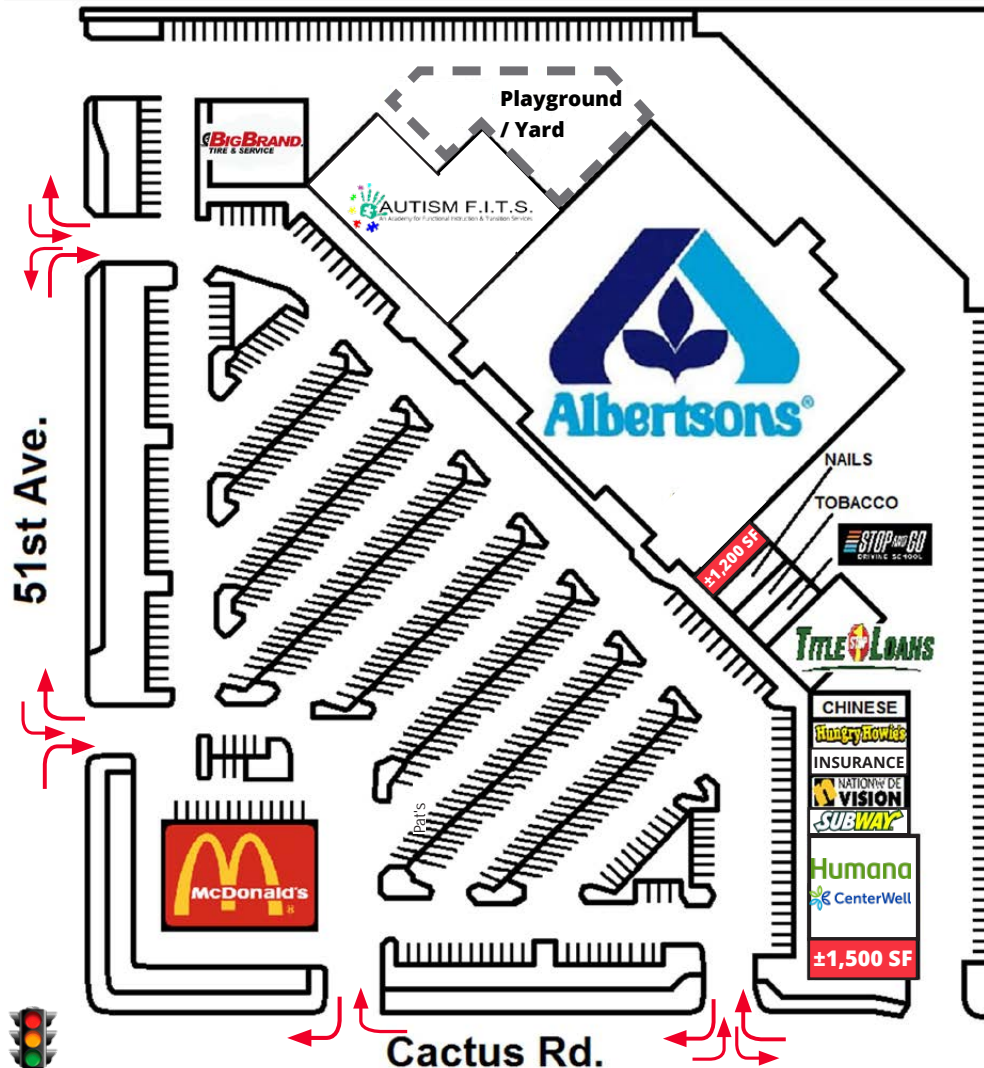


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SITE PLAN

SUITE	TENANT	SF
5061-1	AVAILABLE (February 2027)	± 1,500 SF
5061-3&6	Humana CenterWell	± 5,650 SF
5026-2	Subway	± 1,300 SF
5026-4	Nationwide Vision Center	± 1,733 SF
5026-6	Insurance	± 534 SF
5026-8	Hungry Howies Pizza	± 975 SF
5026-10	Chinese Food	± 1,300 SF
5036-2&4	Title Loans	± 4,000 SF
5036-6	Stop & Go Driving School	± 1,200 SF
5036-8	Pipes & Cigars	± 900 SF
5036-10	Labelle Nails & Spa	± 900 SF
5036-12	AVAILABLE Hair Salon	± 1,200 SF
5044-2,4,6,&8	Autism FITS Academy	± 11,800 SF
12251	Big Brand & Tire Service	± 4,000 SF
Parcel 2	Albertson's (NOT A PART)	63,795 SF
Parcel 4	McDonald's (NOT A PART)	2,633 SF



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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

18,940	\$104,754	12,455
2025 Population	Avg Household Income	Daytime Population

3 MILES

161,727	\$97,946	133,503
2025 Population	Avg Household Income	Daytime Population

5 MILES

430,659	\$91,999	392,574
2025 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

35,825 VPD	35,524 VPD
Cactus Rd	51st Ave

Source: ADOT



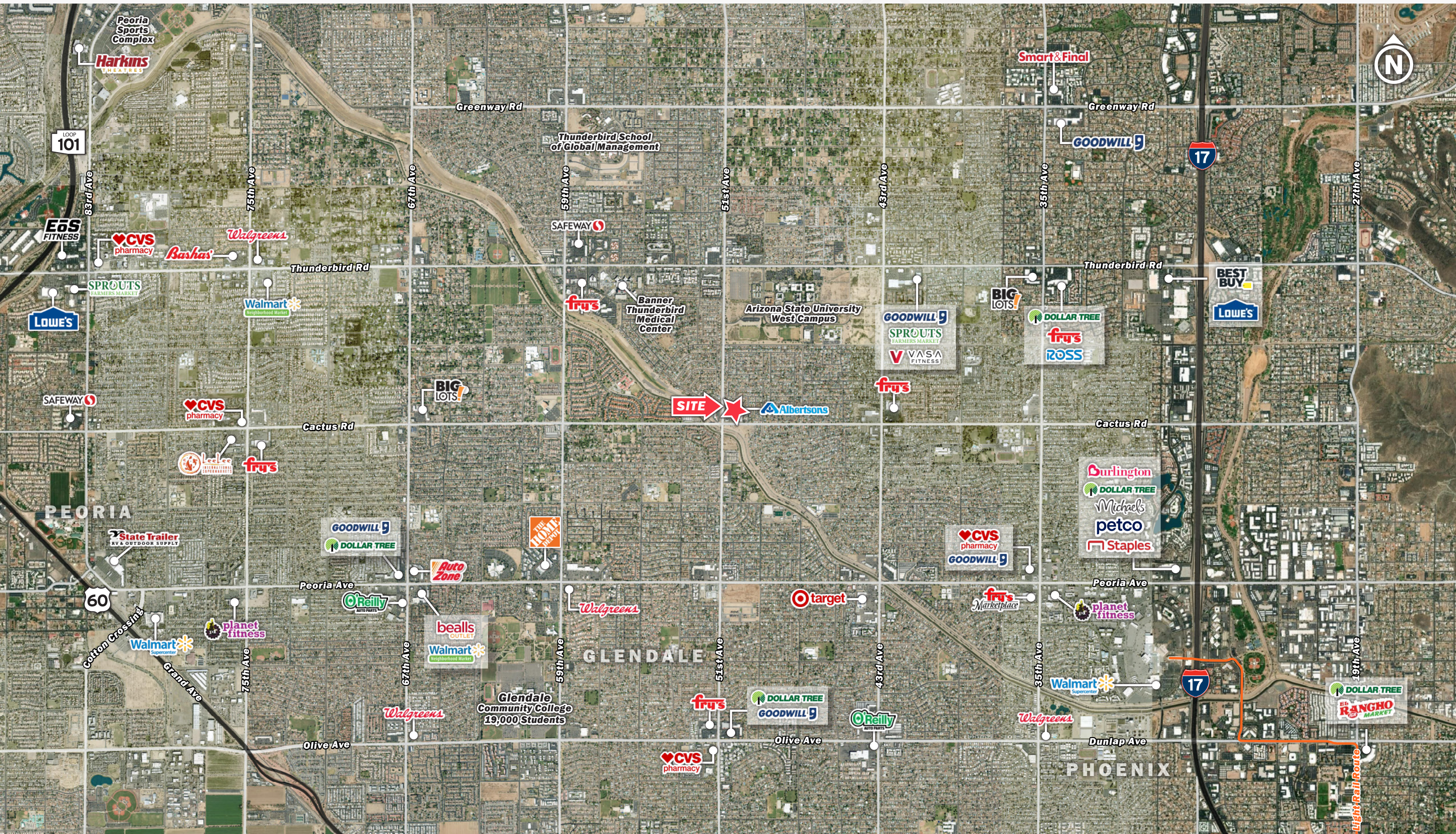
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SRS

3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

STEPHANIE DAVIS

602.682.6054
stephanie.davis@srsre.com

SRSRE.COM

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The information presented was obtained from sources deemed reliable;
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